

# Mountain Democrat

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(2015.5 C.C.P.)

## Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

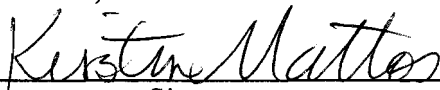
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/24

All in the year 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 24<sup>th</sup> day of **OCTOBER, 2014**



Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on November 4, 2014, at 2:00 p.m., to consider Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515/Wilson Estates submitted by LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN (Agent: CTA Engineering and Surveying) to request the following: 1) Rezone the 28.18-acre parcel from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); 2) Tentative subdivision map and development plan to create 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and one interior private road lot; two lettered lots for open space, drainage and wetland; and one "new connection" road lot; and 3) Design Waivers for the following: (a) Reduce Lot R right-of-way widths from 50 feet to 30 feet; (b) Reduce cul-de-sac right-of-way radii from 60 to 50 feet; (c) Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CFCF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and (d) Reduce cul-de-sac Lot R-1 from 80 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B. The property, identified by Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, is located on the north side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Tom Dougherty] (Mitigated Negative Declaration prepared)

The Planning Commission has recommended approval of these applications based on Findings/Conditions of Approval on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the public hearing. Any questions regarding this project should be directed to the County of El Dorado Planning Services, 2880 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO  
PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
October 24, 2014  
10/24

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